

BUILDING PERMIT LANDSCAPE/FINAL GRADE GUIDELINES CITY OF LAKEVILLE 2/27/2001

City of Lakeville Ordinance requires the lot purchaser to plant sufficient trees so that there are at least two (2) trees on every lot in the plat unless the lot already has two (2) existing trees.

Before a building permit is issued, a cash escrow of \$1,000.00 per lot shall be furnished to the City to guarantee compliance with the landscaping requirements and proper final grading of the lot. A tree protection security may also be required if significant “save” trees are located on the lot. If the final grading and landscaping is not completed in a timely fashion, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon approval of the landscaping inspection, the escrow funds, without interest, less any draw made by the City, shall be returned to the person or the corporation that deposited the funds with the City.

Suitable Shade Trees Include:

Tree trunks must be **2 ½ inches** in caliper (across).

Maples	Ash(Green/White)	Hackberry
Linden	Kentucky Coffee	Oak
Honeylocust	Ginkgo(male only)	Birch

Suitable Evergreen Trees Include:

Trees must be a minimum of **6 feet** high.

Fir	European Larch
Colorado blue spruce	Cedar
Colorado green spruce	Pine
Black hills spruce	Canadian Hemlock

The Building Inspector may approve other species of trees. Trees, which can cause a public nuisance, such as cotton producing trees, or can be a public hazard, such as bug infestation or weak bark, are prohibited. The minimum tree size shall be 2 ½ inches caliper, either bare root in season or balled and burlapped. The trees may not be planted in the boulevard. Generally, trees may be planted anywhere on the lot except 15 ft from curb, 5 ft. from side lot lines, and 10 ft. from back lot line or within a drainage/utility easement.

The Developer or lot purchaser shall sod or hydro-seed the front yard, boulevard, and side yards to the rear of the structure on every lot. Weather permitting, the trees, sod, and seed shall be planted within sixty (60) days after a home is constructed on a lot.

Hydro-seed mixture must contain a combination of seed, mulch with a minimum of 50% wood material, fertilizer and a tackifier. This mixture must be applied at a minimum rate of 2500 lbs./acre. It must be applied by a trained professional and a Lakeville hydro-seeding application must be submitted. Areas to be hydro-seeded must be completely surrounded by sod or other vegetation prior to application to prevent erosion and runoff of seed mixture.

